

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Acting Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Twelfth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at Maple Place School, 2 Maple Place, Oceanport, NJ 07757 at 7 p.m. on Wednesday, March 21, 2007.

Present:

Chairperson Dr. Robert Lucky
Vice Chairperson and State Commerce Commission Secretary and CEO Virginia Bauer
Monmouth County Freeholder Lillian Burry
Public Member Laurie Cannon
Oceanport Mayor Lucille Chaump
Public Member Rosemarie Estephan
Tinton Falls Mayor Peter Maclearie
Garrison Commander Col. Ricki Sullivan
Eatontown Mayor Gerry Tarantolo

Absent: Public Member Joseph Colfer had previously advised the Authority.

The meeting was called to order by Chair Lucky who lead the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05 p.m. in accordance with the Open Public Meetings Act.

Authority Members Comments:

Chair Lucky invited comments from the Authority Members. Vice Chair Bauer mentioned the March 14 Fort Monmouth Speech and Discussion by Governor Corzine at Brookdale Community College. She assured the public of the State's commitment to the revitalization of Fort Monmouth and her role as Governor Corzine's designee of the Inter-Agency Team.

Elected Officials Comments:

Chair Lucky asked for remarks from U.S. Representative Pallone or U.S. Representative Holt staff members. No representatives were present.

Chair Lucky presented the Agenda for approval. Vice Chair Bauer moved for the approval of the agenda, Mayor Chaump seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

The Minutes of the February 21, 2007 Open Session (no Executive Session was held) were moved by Freeholder Burry, seconded by Mayor Maclearie and unanimously approved.

Public Comments on Agenda Items:

- 1) Mr. John Bonforte Oceanport asked to speak at the Not on Agenda designated time.
- 2) Mr. Tom Mahedy of Wall inquired regarding Tech Preserve. State Advisor Jack Donnelly and Vice Chair Bauer explained the process. Mr. Mahedy expressed concern regarding the Veterans. State Advisor Ellen Stein and Freeholder Burry confirmed the State and County's commitment to the Veterans. Mr. Mahedy inquired about the RFP process and was advised that it would be covered in detail later in the meeting.
- 3) Ms. Jennie Jeannette Mistretta of Freehold asked to speak at a later time during the meeting.

The following discussions were presented.

Chair's Report:

Chair Robert Lucky emphasized that the Authority was now moving into a more productive phase of the mission, with the anticipated hiring of the Master Planner.

Executive Director's Report:

Executive Director Cosentino provided an update of activities since the last meeting:

- Welcome to Beverlee Akerblom: Accountant official start date March 19, 2007 but as with predecessors gave of her time well in advance.
- Fort Monmouth Tours: The specific focus tours that have taken place since the last meeting were listed.
- Public Outreach:
 - March 1, 2007 - Brookdale presentation Student Life Center. Sec. Bauer and Commissioner Socolow - Workforce retention and Economic Initiative.
 - March 8, 2007 – Industrial/Commercial Real Estate Women, Inc. - Woodbridge Hilton, NJ.
- RFP:
 - February 27 posted RFP for Master Planner on web-site coinciding with advertisement in 8 major publications across the country plus on ADC web-site.
 - Recognize the efforts of the following: Rick Harrison, Kathryn Verrochi, Kimberly Welsh, Kavin Mistry, Ellen Stein, Jack Donnelly, John Ciufu and our RFP review committee.
 - March 13 Bidders Conference in Sea Girt; 85 attendees, 61 companies, 11 states represented.
 - March 20, Addendum posted on web-site. Submittal date changed to March 30, 2007 at 12:00pm.
- Environmental Condition of Property Report: Posted on web-site; Too voluminous to put all the data documents, but access is available.
- Bayonne visit: Postponed to March 30, 2007
- CoDel Staff Briefing(Ellen Stein): On March 27. Combination in person and on conference call

Advisory Committee Chairs Reports:

The Chair updates were as follows:

- Freeholder Burry, Veterans Affairs, discussed her second meeting on February 23, her NOI without a Federal sponsor and Veterans Haven NOI submission.
- Public Member Cannon, Environmental, no report at this time.
- Mayor Chaump, Historical, held first subcommittee meeting on February 27 with Public Members from Oceanport, Tinton Falls and Eatontown. A tour of Fort Monmouth is scheduled for April along with continued fact-finding and information gathering from the New Jersey Historical Society.
- Public Member Colfer, Transportation, not in attendance at this meeting.
- Vice Chair Bauer, Commercial Industry, second meeting is scheduled for next week as well as an Inter-Agency Department meeting and a State Department briefing.
- Chair Lucky, Education Consortium, commented on the February 27 Fort Monmouth Tour and presentation and the subcommittee meeting held earlier today. Updates on the State Commission Higher Education NOI submission, the various University collaboration, and that Consortium coordinators are Brookdale Community College and Monmouth University.
- Chair Lucky, Planning/Development, no report at this time.
- Public Member Estephan, Social Services, no report at this time.
- Mayor Maclearie, Infrastructure, held first subcommittee meeting on March 12. Additional members were identified from the Utilities community. A public meeting planned for April 2.

- Mayor Tarantolo, Emergency Services, first meeting held on March 20. Organizational issues, established objectives and action items were discussed. Next meeting scheduled on April 24.

RFP Activities:

Executive Director Cosentino presented and discussed the attached presentation. See **Exhibit A**.

NOI Submission Update:

Deputy Director Rick Harrison presented and discussed the attached presentation. See **Exhibit B**.

RFP for BRAC Attorney:

Executive Director Cosentino mentioned a list of potential firms and a draft of the RFP. State Advisor Kavin Mistry explained the process of researching firms and attorneys including various sources such as the ADC website. He stated the process for the RFP draft; for a higher level review from the AG's office; for the RFP revised; and for ratification by the Authority Board. Mayor Tarantolo questioned the decision making part of the process and was told that the OAG would participate with the Authority in the selection process.

Public Comments Not on Agenda:

- 1) Mr. John Bonforte Oceanport complimented the FMERPA website; asked for FMERPA email addresses of Authority members; and discussed posting of minutes on website. He also expressed concern about a future train station blocking Horseneck Point.
- 2) Ms. Jennie Jeannette Mistretta of Freehold expressed concern for the Veterans and asked for land to be conveyed on their behalf.
- 3) Ms. Rhoda Chodosh of Manalpan read a letter from Rebecca Ginsberg of Manalpan regarding the Veterans Hospital Clinic. Freeholder Burry was praised for her efforts on behalf of the Veterans. The State and Governor Corzine were asked to show their support. Chair Bauer reiterated the Governors and the States support of Veterans.
- 4) Ms. Beverly Bova Scarano of New Monmouth expressed concern and acknowledgement of affordable housing needs. She read a letter from Ellen W. Kale, President of the Monmouth County Association of REALTORS stating support and encouragement for efforts by FMERPA to consider all viable NOI submissions for affordable housing.
- 5) Mr. Bob Walston of Long Branch asked for consideration of workers at the Fort. Col. Sullivan listed the systems that are in place including job fairs and Town Hall meetings.
- 6) Mr. Tom Mahedy of Wall expressed concern for non-profit NOI's. He also asked that an economic initiative and the jobs it creates be based on the concept of healing.

Chair Lucky noted that the Authority's next meeting is scheduled for April 18, 2007 at the Eatontown Municipal Building, Eatontown.

Since there were no further comments or business, a motion to adjourn was made by Vice Chair Bauer, seconded by Freeholder Burry and unanimously adopted at 8:55 p.m.